



Township of Egg Harbor
3515 Bargaintown Road, Egg Harbor Township, NJ 08234-8321

PLANNING BOARD AGENDA
REGULAR MEETING

September 17, 2018, 5:00 P.M. (prevailing time)

First Edition: 09/10/18

2018 Regular Meeting Dates

10/15 11/19 12/17

Solicitor: Christopher Brown, Esq
Engineer: James A. Mott, P.E., of Mott Associates
Planner: Vincent Polistina, P.P., of Polistina and Associates

A REGULAR MEETING OF THE PLANNING BOARD OF EGG HARBOR TOWNSHIP TO BE HELD ON THE ABOVE DATE AND TIME, TOWN HALL, EGG HARBOR TOWNSHIP, NEW JERSEY.

NEW BUSINESS WILL NOT BE DISCUSSED AFTER 8:30 P.M. AND THE MEETING SHALL ADJOURN AT 9:00 P.M. THE CHAIRMAN RESERVES THE RIGHT TO REVISE THE ORDER OF THE AGENDA AS NEEDED.

Call to Order/Flag Salute/Public Notice/Roll Call:

Manuel E. Aponte, Vice-Chairman
Charles Eykyn
James Garth, Sr., Chairman
Robert Levy
Mayor James J. McCullough, Jr.

Peter Miller, Township Administrator
Committeewoman Laura Pfrommer
Paul Rosenberg, 2nd Vice-Chairman
Victoria Schiffler
Phil Todd, Alternate #1

ADMINISTRATIVE MATTER(S):

MOTION / TO ADJOURN TO EXECUTIVE SESSION to discuss administrative/personnel matters pertaining to the Board, falling within the exception of the Sunshine Law. Vote: Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

MOTION / TO RECONVENE THE PUBLIC MEETING. Vote: Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

EXTENSION(S) OF TIME:

1. **SPPF 02-95 (Amended)** **Extension of Time**
Gaspere Campisi T/A Gaspere, Inc. **1303/49**
Zone HB, 3.12 acres, sewer/water, applicant 6418 Black Horse Pike
received amended preliminary/final major site plan approval in March, 2006 to construct a 7,200 sq. ft. restaurant and a 5,725 sq. ft. banquet facility for a total of 12,925 sq. ft., with 158 parking spaces, other improvements include a covered Porte Cochere, storm water management, and landscaping. Applicant is seeking approval for all three (3) one-year extension(s) of time as provided pursuant to N.J.S.A. 40:55D-52.

Motion / to grant requested three (3) one-year extension(s) of time pursuant to N.J.S.A. 40-55D-52 for SPPF 02-95 (Amended). Vote: Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

2. **SDF 25-05 & SPPF 33-05** **Extension of Time**
Offshore Developers, Inc. **501/1-7, 10 & 11**
f.k.a. Pulte Homes – “Ocean Club” (a.k.a. The Villages at Farmington) Westcoat Road
Zone: RG-5, 273.6 acre site, applicant received final major site plan and final major subdivision approval for 258 residential lots for a Planned Adult Community, 259 residential lots for single-family detached units, and 140 residential lots for single-family attached dwelling units (townhouses) with nine (9) lots containing active recreation, passive open space, 2 pump stations, and storm water management facilities as outlined within a phase plan (I – VI). Applicant is seeking second (2nd) one year extension of time as provided pursuant to N.J.S.A. 40:55D-52.

Motion / to grant second (2nd) one year extension of time pursuant to N.J.S.A. 40-55D-52 for SDF25-05 and SPPF 33-05. Vote: Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

PUBLIC HEARING(S):

1. **SPPF 07-16** **Condition Inclusion**
Egg Harbor Township **Preliminary/Final Major Site Plan**

Police Athletic League – “Buddy’s Adventure Zone”

Zone: RG-4, 4.77 acres, sewer/water, applicant received approval in October, 2016 to construct a recreational and education facility on site. There are two (2) buildings associated with this request. The first is a 14,400 sq. ft. S.T.E.M. (Science, Technology, Engineering, and Mathematical) facility and the other will be a 21,600 sq. ft. athletic facility. Other improvements include 96 parking spaces, storm water management and landscaping. Applicant is requesting that within the resolution of approval it be noted that upon completion of Buddy’s Adventure Zone it is the intent of the PAL Board of Directors to turn the complex over to the Township.

Motion / to amend resolution to include a condition that upon completion of Buddy’s Adventure Zone it is the intent of the PAL Board of Directors to turn the complex/property over to the Township. Vote: Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

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| <p>2. SP 05-18
Garden State Fuels
Zone: SHD, 71,495 sq. ft. site, sewer/water,
Applicant will continue to utilize the site for a
Gasoline filling station with no automotive service, fuel storage and sales. The applicant is also proposing to construct a 1,200 sq. ft. convenience store within the existing 11,400 sq. ft. building. The convenience store will have a retail area and deli. CAFRA</p> | <p>Minor Site Plan
4206/8-10
7054 & 7058 Black Horse Pike
Waiver of Time –Not Granted</p> |
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Checklist Waiver(s):

- 1. **Item #18:** Stormwater management plan
- 2. **Item #19:** Sewer and water report
- 3. **Item #23:** Landscaping plan
- 4.. **Item #24:** Lighting and signage plan

Design Waiver(s):

- 1. **§94-8H:** Perimeter Buffer:
 - Front Yard** (Black Horse Pike): minimum buffer equal to the parking setback of the district. Minimum front yard parking setback is 20’ ft. The applicant is not proposing any front yard buffer along Black Horse Pike which borders the Residential R-5 Zone.
 - Front Yard** (Milan Avenue): minimum buffer equal to the parking setback of the district. Minimum front yard parking setback is 20’ ft. The applicant is not proposing any front yard buffer along Milan Avenue
- 2. **§94-8H:** Perimeter Buffer:
 - Side Yard:** there shall be a minimum buffer equal to the parking setback of district. The minimum side yard parking setback is 10’ ft. Applicant is not proposing any side yard buffer along southeast property line which boards the West Atlantic City Redevelopment Zone.
 - Side Yard:** there shall be a minimum buffer equal to the parking setback of the district. The minimum side yard parking setback is 10’ ft. Applicant is proposing a side yard buffer of 5’ ft. along 130’ ft. or 76% of the northwest property line.
- 3. **§94-11A:** Curb and Gutters

Variance(s):

- 1. **§225-7:** Lot Area: 71,035 sq. ft. existing; 80,000 sq. ft. req.
- 2. **§225-7:** Front Yard Setback – Principal Struc.: 45.89’ ft. existing; 50’ ft. req.
- 3. **§225-7:** Side Yard Setback-Principal Struc.: 13.42’ ft. existing; 20’ ft. req.
- 4. **§225-7:** Front Yard Setback-Accessory Struc.: 1.62’ ft. existing; 50’ ft. req.
- 5. **§225-7:** Side Yard Setback-Accessory Struct.: 6.80’ ft. existing; 20’ ft. req.
- 6. **§225-7:** Side Yard Parking Setback: 5’ ft. existing; 10’ ft. req.
- 7. **§225-18A:** Storage of bulk oil or gasoline
- 8. **§225-55E:** Parking buffer: 2’ ft. prop.; 10’ ft. required
- 9. **§225-55M(3):** Parking setback: 5’ ft. prop.; 10’ ft. required
- 10. **§225-61B:** No portion of any sign shall be located within or suspended over a public right-of-way. Applicant has an existing, temporary gas price sign fastened to a light post located within the right-of-way.
- 11. **§225-63A:** Signage building mounted (number): 5 prop., 4 existing, 1 permitted
- 12. **§225-63A(1):** Area of building mounted signs: 250 sq. ft. permitted
- 13. **§225-63B(1):** Freestanding sign height: 150 sq. ft. sign: 30’ ft. existing height; 16’ ft. permitted

- 13. **§225-63B(3):** Freestanding signs (number): 32 sq. ft. sign: >16' ft. existing height; 16' ft. permitted
8 prop., 1 permitted
- 14. **§225-63B(7):** Freestanding sign setback: 150 sq. ft. sign: 15' ft. existing; 25' ft. req.
32 sq. ft. sign: 4 ft. existing; 25' ft. req.
Temporary gas price sign fastened to light post
Located within right-of-way; 25' ft. req.

Motion / to open public portion
Motion / to close public portion

Motion / to grant requested checklist waiver(s): **Vote:** Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant requested design waiver(s): **Vote:** Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant requested variance relief: **Vote:** Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant requested conditional minor site plan approval: **Vote:** Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

3. RDP 01-18 **Redevelopment Plan Prel/Final Major Site Plan 2118/4
Black Horse ALF, LLC 6817 Black Horse Pike
 Zone: RCD, 2.82 acres, sewer/water, applicant **Waiver of Time—Not Granted**
 Proposes to re-use and covert the existing 197 room hotel into a 166 unit affordable assisted living residence. In addition to conversion of the existing hotel building the project includes a new constructions comprising of a dining area, kitchen, 80-person adult day care and amenities facility that will be incorporated into the existing facility.**

Checklist Waiver(s):

- 1. **Item #5: Graphic scale**
- 2. **Item #10: Elevations and Contours**
- 3. **Item #11: Location of all existing structures showing existing/proposed setbacks and whether to be retained or removed**
- 4. **Item #13: Landscaping maintenance notes**
- 5. **Item #14: Lighting height, setbacks and illumination**
- 6. **Item #20: Traffic report**
- 7. **Item #21: Fiscal report**
- 8. **Item #26: Parking stall dimensions**
- 9. **Item #32: Site triangles and street signs**

Design Waiver(s):

- 1. **§94-44B(3)(a): Topographic base map**
- 2. **§94-44D(2)(i): One-foot of freeboard**
- 3. **§94-44D(2)(j): Two-feet of water in basin**
- 4. **§94-44E(1)(h): Basin slopes**
- 5. **§94-44E(1)(i)[1][a]: Two feet of water in basin front yard**
- 6. **§94-44E(1)(i)[5]: Basin accessway**
- 7. **§94-44E(1)(i)[14]: Basin fence**
- 8. **§94-44E(1)(j)[1][b]: Basin accessway**
- 9. **§94-44E(2)(k): Basin accessway**

Variance Relief:

- 1. **§225-55E: Parking buffers: 10' ft. of separation between building and parking area. There shall be a minimum of 4' ft. for sidewalk and 5' ft. landscaping. Applicant currently has parking spaces located 4' ft. from principal building in Multiple areas.**
- 2. **§225-63B(2): Freestanding sign area: 72 sq. ft. permitted; 77 sq. ft. proposed**
- 3. **§225-63B(9)(a): Directional sign area: 2 sq. ft. permitted; 8 sq. ft. proposed (six (6) direct. signs proposed)**

Motion / to open public portion
Motion / to close public portion

Motion / to grant requested checklist waiver(s): **Vote:** Aponte, Eykyn, Garth, Levy, McCullough, Miller,

Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant requested design waiver(s): **Vote:** Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant requested variance relief: **Vote:** Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant requested conditional Preliminary/Final Major Site Plan Approval for Redevelopment Plan- Black Horse ALF, LLC: **Vote:** Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

MEMORIALIZE RESOLUTION(S)

- 1. **SPPF 10-17** **Amend. Prel./Final Major Site Plan-Phase I**
New Covenant Community Church of Somers Point, Inc. **Amend. Prel. Major Site Site Plan-Phase II**
“Fusion Church” **1301/41 & 42**
6300 & 6304 Black Horse Pike

Motion / to grant Phasing plan creating Phase I and Phase II and granting conditional amended preliminary/final major site plan approval – Phase I and amended preliminary major site plan approval – Phase II.
Vote: Aponte, Eykyn, McCullough, Miller, Pfrommer, Schiffler

SUMMARY MATTER(S):

- 1. **Discussions of matters pertaining to the Board:**

SECTION I:

A. General public discussion:

Motion / to open public portion
Motion / to close public portion

Motion / to approve Planning Board Meeting Minutes August 20, 2018. **Vote:** Aponte, Eykyn, Garth, Miller, Pfrommer, Schiffler

The next regular meeting of the Planning Board is scheduled for **Monday, October 15, 2018, 5:00 p.m., prevailing time.** **Vote:** Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to adjourn at P.M. **Vote:** Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Theresa Wilbert, Secretary